



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

December 3, 2019

Tyler Manic  
Schain Banks Kenny & Schwartz  
70 W. Madison Street  
Suite 5300  
Chicago, IL 60602

**Re: 4025 N. Elston Ave.**

Dear Mr. Manic:

In response to your recent request, please be advised that the subject property is zoned C2-2 Motor Vehicle-Related Commercial District. Pursuant to Section 17-3-0207-AAA (1) of the Zoning Ordinance ("Ordinance"), an adult use cannabis dispensary requires special use approval from the Zoning Board of Appeals. Additionally, an adult use cannabis dispensary shall be located no closer than 500 feet from any school, pursuant to Section 17-9-0129 (3) of the Ordinance. According to our records, there are no schools within 500 feet of the subject property. The applicant will need to provide confirmation of this from the Illinois Board of Education as part of their special use application.

Finally, before a public hearing is held by the Zoning Board of Appeals to consider the special use application, the applicant must hold at least one community meeting in the ward in which it is proposed. Please refer to Section 17-13-0905-G of the Ordinance for more information about the community meeting process.

This letter may be used as your official denial to file for the required special use with the Zoning Board of Appeals.

Sincerely,

  
Patrick Murphy  
Zoning Administrator